

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: April 4, 2014
Re: Staff Report for Long Term Care Nursing Facility – Development Plan

Item #4 – Long Term Care Nursing Facility - Development Plan (PID #201207300034)

Application: Development Plan
Location: Southeast corner of Buckeye Parkway and Blue Star Drive
Applicant: Chris Inverso, Suburban Grove City LLC
Zoning: PUD-R
Use: Skilled Nursing Care Facility

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is proposing to amend the approved development plan for a long term skilled care nursing facility approved in October 2012. As noted in the original staff report, the site of the proposed development is zoned PUD-R with no associated zoning text, therefore permitted uses revert to those outlined in section 1135.14. With approval of the development plan, the proposed use (skilled care nursing) was permitted as an “other use approved by the Planning Commission” in accordance with the zoning code. Changes proposed by this amendment will not impact, alter or infringe on the previously approved zoning.

The physical 9.65 acre site (approved October 2012) is located on the southeast corner of Buckeye Parkway and Blue Star Drive (currently under construction). The area proposed for development was originally shown on the approved development plan for Meadow Grove Estates as being the site of single family homes; however no lots were ever platted in this area.

The submitted amendment is to revise the previously approved building footprint and floor plan to reduce the overall length of the building and create a more visually appealing mass by layering the building elements. The functional program of the building has not changed with the proposed amendment.

Site Plan

The proposed facility will be constructed on 9.65 acres located east of Buckeye Parkway, south off an extension of Blue Star Drive, currently under construction by Rockford Homes. Two 24' curb cuts off the proposed Blue Star Drive will access the site and a 24' wide drive will provide access around the structure and to parking lots north, and south of the building. Sidewalks, walking paths, and courtyards are proposed throughout the site, including connections to the existing sidewalk along Buckeye Parkway and to the walking path around the retention pond on the site to the south. The general layout of the site is not changing from the approved 2012 development plan.

Building

The proposed structure is single story, approximately 24' in height and 69,683 square feet in area. The building footprint has been amended from the originally approved plan to reduce the overall length of the building and create a more appealing massing of building elements. The exterior of the building is proposed to be finished in a combination of cultured stone, horizontal siding, and vinyl "shake" siding in earth tones to match the materials required of residential structures in the area. The building has been designed to have a variety of roof forms, gables, and slopes to reduce to overall visual impact and scale of the building. The entire building will sit on a cultured stone base and stone watertable and the wall above the watertable will be comprised of either stone or siding. Dimensional shingles, "Brownwood" in color, are proposed for the roof. The proposed exterior materials of the proposed amendment are the same as the materials shown on the 2012 approved development plan.

Parking

104 parking spaces are proposed for the facility, primarily located north of the proposed structure, with a small parking area south of the structure. Six handicap parking spaces are proposed near the main entrance to the structure. The amount of parking proposed with this amendment has been reduced by more than 70 spaces from the originally approved plan; however, staff is supportive of the reduction based on the number of staff to be on site and the nature of the use. The parking lot is proposed to be set back 15' from Blue Star Drive, with landscaping.

Lighting

Grande Jefferson lighting fixtures are proposed around the perimeter of all parking areas and along drive aisles. Because this is considered a residential development in a residential district, there are no minimum lighting requirements; however staff feels the proposed lighting levels are appropriate for the development.

Signage

An entry monument sign is proposed on the northwest corner of the site, at the corner of Blue Star Drive and Buckeye Parkway. The proposed sign will be 6'2" in height with a stone base and cap to match the stone on the building. The proposed sign face will be 4' wide and 4' tall at its peak.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: Staff does not feel that the proposed skilled nursing care facility will be detrimental to present and potential surrounding uses. A development plan was originally approved for the nursing facility at this site in 2012. Although the area proposed for development was originally identified for single-family homes on the approved development plan for Meadow Grove Estates in 2003, staff feels that the applicant has taken appropriate measures including increased setbacks and appropriate landscaping to ensure that this structure will not negatively affect the character of the area. Furthermore the proposed development will be utilizing similar building materials as required of single family structures in the area and has designed the structure with architectural elements to break up the mass of the structure to be more appropriate in a residential area.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development meets the setback and other supplementary standards outlined in section 1135.14 for "Other Uses" in a PUD.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The site of the proposed development is part of Meadow Grove Estates, which was designed to ensure that land in the area is compatible. The site is bordered by an open space reserve to the south, and undeveloped property proposed for single family development to the north and west. The approved development plan for Meadow Grove Estates North shows a reserve to the east of the site proposed for this development.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The site for the proposed development is zoned PUD-R with no zoning text and is shown on the approved development plan for Meadow Grove Estates as single family residences. Although the proposed use is residential in nature, section 1135.14 also permits some institutional uses (religious institutions and schools) in PUD-R districts, as well as other uses approved by the Planning Commission; therefore staff feels that the proposed skilled nursing care facility is in conformance with the general use intent of the PUD-R with no limiting zoning text.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: The proposed skilled care facility will be adequately served by an extension of Blue Star Drive. The applicant has indicated that the roadwork will be completed before construction on the site is set to begin.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Proposed utility services are adequate for the proposed development.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The proposed development contains the required parking spaces, landscaping, and utility areas necessary to create a desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including the building, parking, landscaping, and utility areas can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following clarification/stipulation:

1. With no changes to the internal programming or use of the facility, the originally approved use (skilled care nursing) shall continue to be considered an approved use for the site.